

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R21991

Property Information

property address: 201 E WILLIAM J BRYAN PKWY
legal description: CITY OF BRYAN, BLOCK 8, LOT 3-5 (PTS OF)
owner name/address: SOBHANI, DAVID & MITRA
203 UNIVERSITY DR W
COLLEGE STATION, TX 77840

full business name: _____
land use category: Vacant type of business: Vacant
current zoning: DT-C occupancy status: vacant
lot area (square feet): 12502 frontage along Texas Avenue (feet): _____
lot depth (feet): 125 sq. footage of building: 2289
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards N/A

Improvements

of buildings: 1 building height (feet): 14 # of stories: 1
type of buildings (specify): wood, brick, alum

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☐ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 22
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no
overall condition: bad - pot holes
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: 1 tree; row of trees surround property on street

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
